

October 15, 1986

DAL

Mr. Chris Hegarty
Overseas Telecommunications, Inc.
1033 North Fairfax, Suite 404
Alexandria, VA 22314

RE: Bull Run Site Acquisition Report

Dear Mr. Hegarty:

Enclosed is the documentation for the Bull Run site which was researched and inspected by Spectrum Planning on October 1 and 2. This completes the field work which was requested by OTI.

The following items are included:

- Site acquisition summary
- Site data report
- 7 1/2 minute maps of site and adjacent area
- Printed listing of owner and acreage
- Plat map of site
- Deed of site owner
- Deed of AT&T site
- General road map
- Site photographs

Should you have any questions or require additional services, please call me at 1-800-527-4607.

Sincerely,



Microwave Communications Division

Enclosures

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Spectrum Planning, Inc.

251 West Renner Road · P. O. Box 831360 · Richardson, Texas 75083-1360 · (214) 680-1000 · Telex: 732561 · TELESEAV DAL

LAND ACQUISITION REPORT

Site inspection and ownership research for the proposed OTI site on Bull Run Mtn. was performed by Spectrum Planning on October 1 and 2, 1986. [redacted] was the SPI landman assigned to this project.

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The landman arrived from Boston on October 1. Upon arrival he went to the OTI office and discussed the job with Mr. [redacted]. He then contacted [redacted] at the SPI office for final instructions. Maps were obtained from the USGS store in Reston, VA.

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He drove to Manassas and located Bull Run Mtn., which is about 15 miles from that town. After driving to the top of the mountain, he found that there was a locked gate controlled by AT&T and the FAA.

On October 2 he returned to Bull Run Mtn. and spoke to an FAA official. He then walked about one-half mile to the AT&T site since there was no access through the locked gate. The AT&T site has two self-supporting towers; the access road is in excellent condition. The enclosed photos show both long-range and close-up views of the mountain top. A complete panorama from the site was not possible due to the heavy forestation.

Upon returning to Manassas, he obtained plat maps and deeds for both the AT&T site (2.04 ac.) and the privately-owned site (117.62 ac.). Copies of these documents are enclosed.

The landowner, [redacted] was contacted by phone in Alexandria. He indicated that he would be interested in leasing space to OTI for a self-supporting tower. Such a lease would require that a separate access road not be built; this means that some agreement with AT&T would be necessary to extend their existing access road.

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A tentative appointment was made to meet with [redacted] at his home on October 3 at 9:15 a.m. Mr Delaney then phoned a verbal report to Mr Hazzard and returned to Boston.

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SITE DATA REPORT

NAME OF SITE Bull Run Mtn-VA LEASE PURCHASE PRICE PER ACRE

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DESCRIPTION OF SITE, SIZE, CONTOUR, ACTIVITY: Mountain - 117.61 Acre site including top of mountain (Bull Run Mountain) just north of Hopewell Gap, Virginia off State Road 629 - Mountain Ridge heavily treed

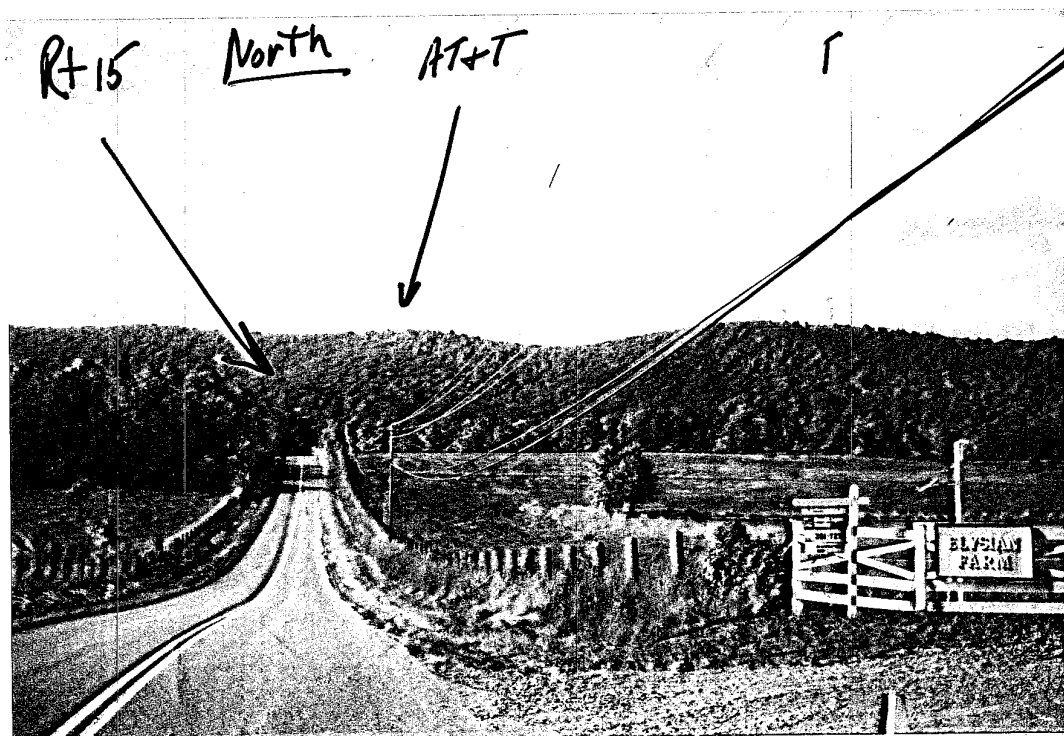
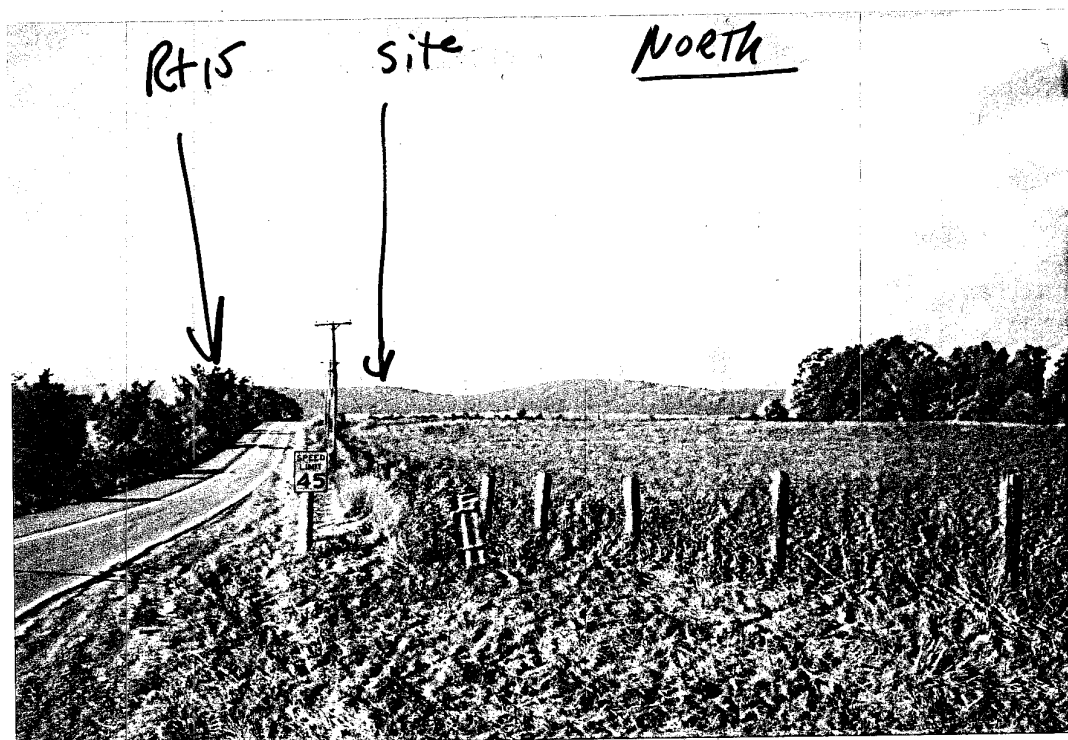
ZONING STATUS, NAME & TEL, # OF OFFICE, ACTION TAKEN: County seat is in Manassas, Virginia

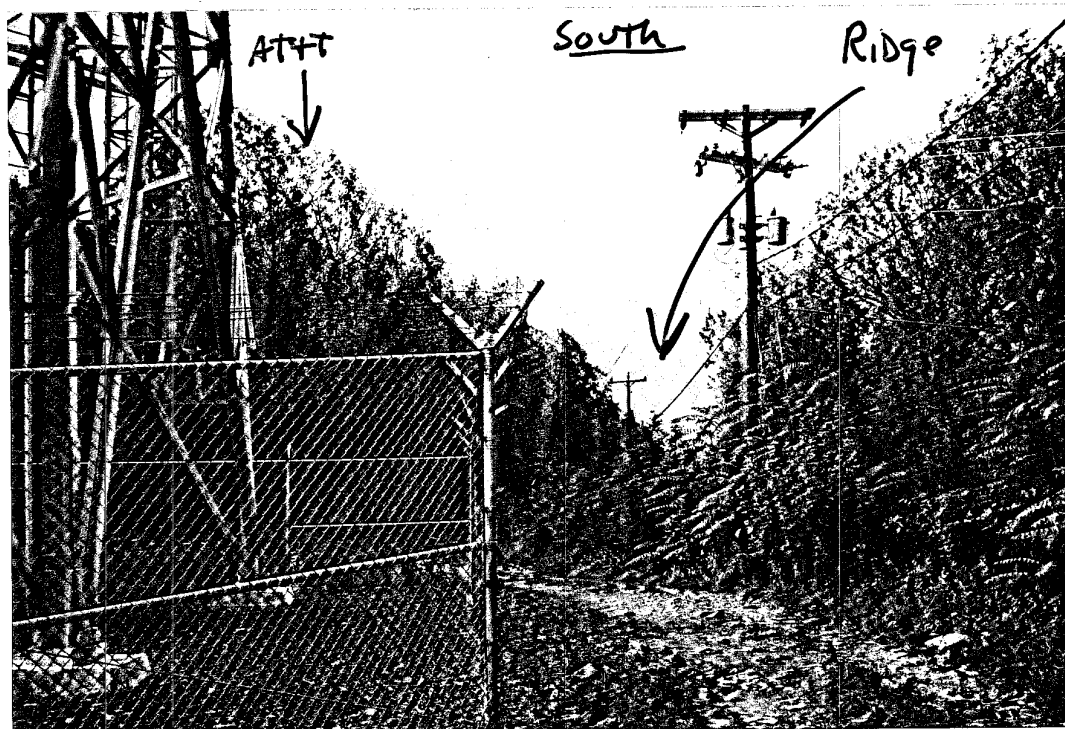
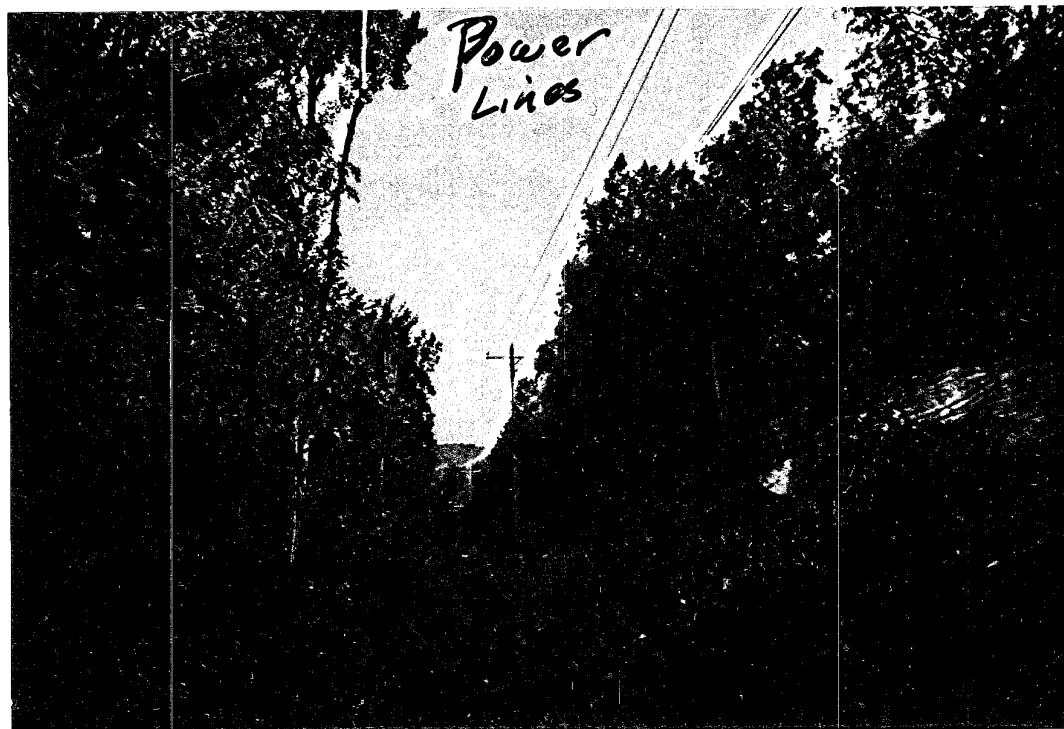
DIRECTIONS TO SITE FROM NEAREST CITY From Manassas, VA - Route 234 North about 13 miles to end - left on Route 15 for 50 yards, right (north) on State Route 601 exactly 4miles to Route 629 - right on mile to FAA Gate - AT&T Gate is opposite FAA

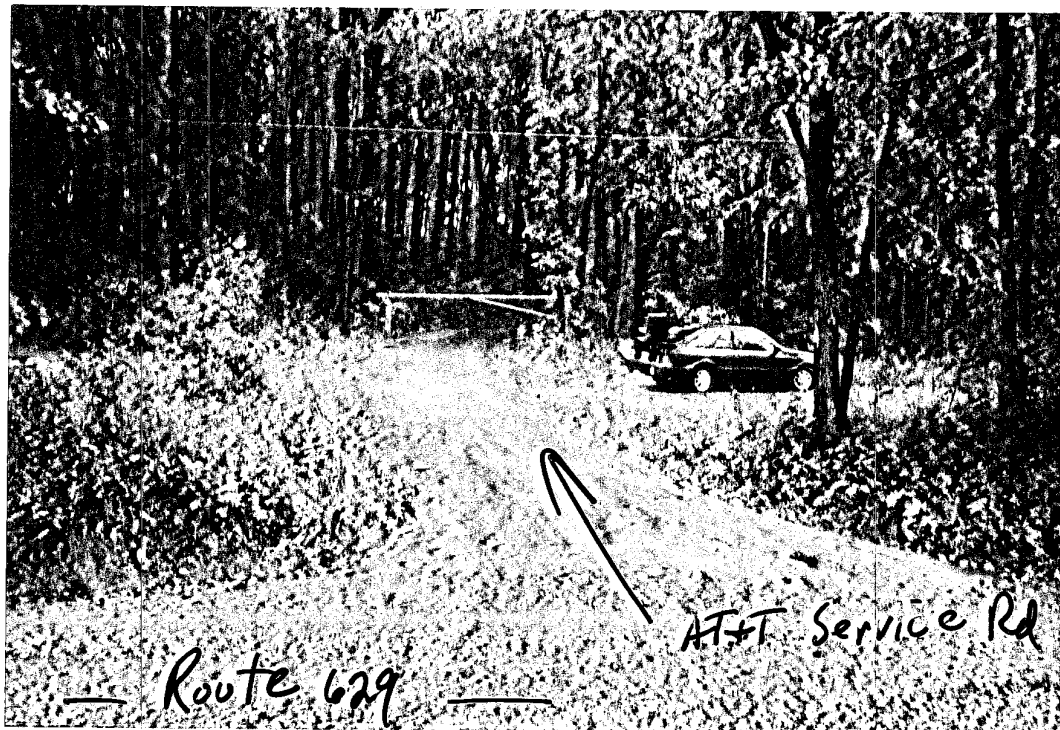
SPECIAL PROBLEMS, OWNERS COMMENTS, ETC: Owner does not want another access road cut through his property - suggest we use AT&T Road

LANDMANS COMMENTS: Spoke to [] by phone and set appointment for client to meet him the following day (October 3, 1986) STAT

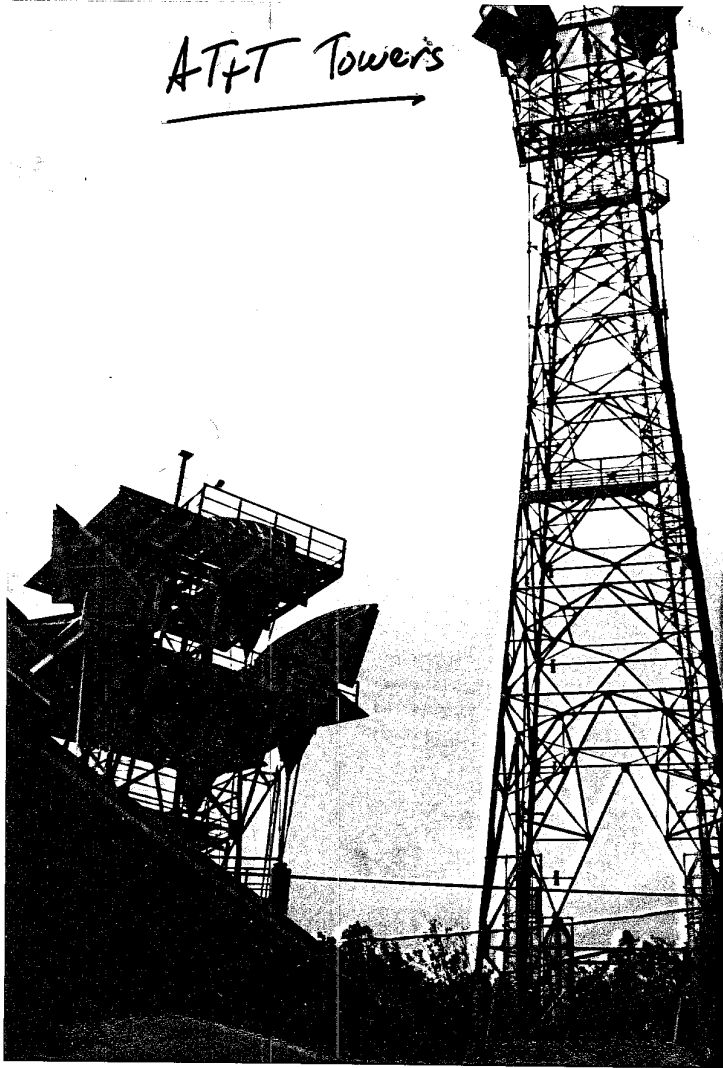
LANDMAN: [] DATE: October 2, 1986 STAT







AT&T Towers



AT&T Towers

